

KIOWA COUNTY FARMLAND

Listing Price: \$673,400 / \$700 per ac.

**TOWNSHIP 20 SOUTH, RANGE 54 WEST
SOUTH HALF SECTION 16, ALL OF SECTION 17**

LISTING # 23014



call me today!

VIRGIL GEORGE, EMPLOYING BROKER

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Features:

- 962.51± acres Cropland
- Buyer shall receive 1/3 of growing crop
- Primarily Class IV Soils
- 2022 Taxes: \$1,243.26
- No Minerals
- Well Permit #321641

| LEGAL | FARMLAND ACRES | CROPLAND ACRES | WHEAT BASE ACRES | PLC YIELD |
|-----------------|-------------------|-------------------|---------------------|-----------|
| S2 17-T20S-R54W | 321.12 | 321.12 | 192.43 | 23 |
| N2 17-T20S-R54W | 321.92 | 321.92 | 321.90 | 22 |
| S2 16-T20S-R54W | 319.47 | 319.47 | 191.48 | 23 |
| TOTAL | 962.51 | 962.51 | 705.81 | |



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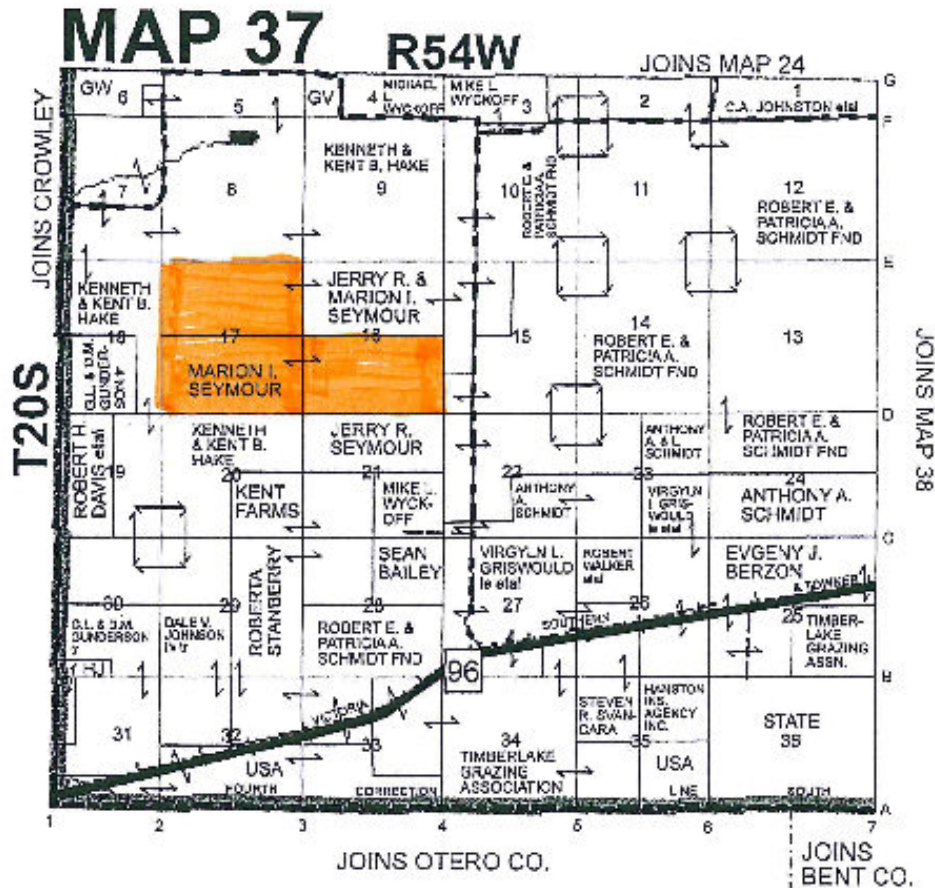
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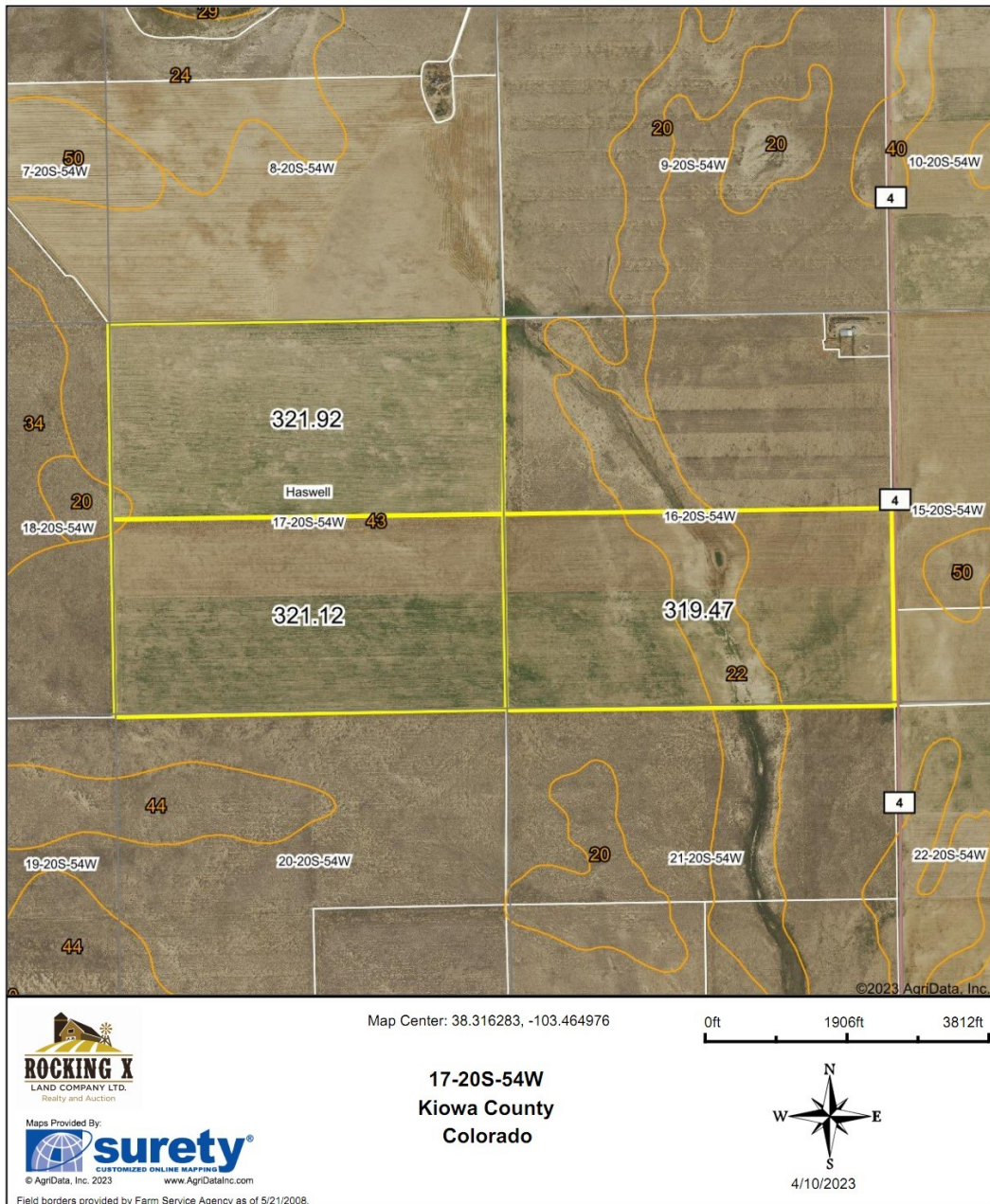


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Aerial Map



17-20S-54W
Kiowa County
Colorado



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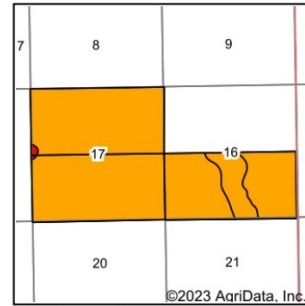
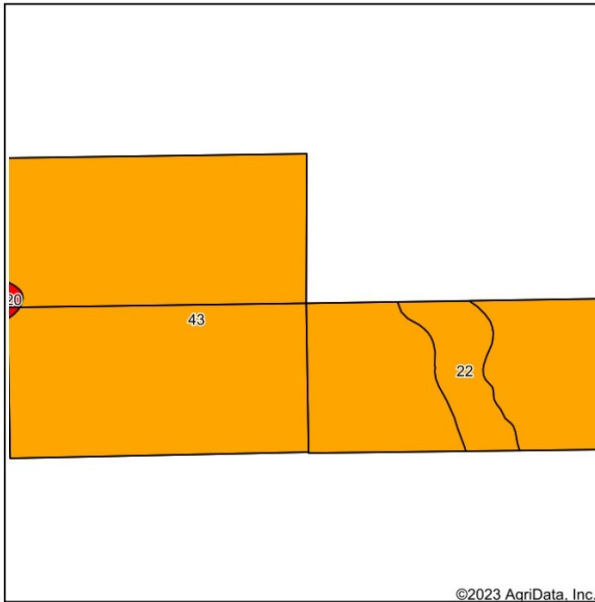
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Soils Map



State: **Colorado**
 County: **Kiowa**
 Location: **17-20S-54W**
 Township: **Haswell**
 Acres: **962.51**
 Date: **4/10/2023**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

| Area Symbol: CO061, Soil Area Version: 20 | | | | | | |
|---|--|--------|------------------|----------------------|------------------|--------------|
| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | Irr Class *c |
| 43 | Olney sandy loam, 0 to 3 percent slopes | 897.61 | 93.3% | | IVc | IIIe |
| 22 | Kim-Stoneham-Larimer loams, 3 to 12 percent slopes | 62.06 | 6.4% | | IVe | IVe |
| 20 | Kim-Harvey loams, 1 to 3 percent slopes | 2.84 | 0.3% | | VIe | IIe |
| Weighted Average | | | | | 4.01 | 3.06 |

*c: Using Capabilities Class Dominant Condition Aggregation Method

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